

# Butts House

Duntisbourne Rouse  
Gloucestershire



# TO LET

## An impressive detached family home in a stunning rural location

### Accommodation

Entrance Hall • Sitting Room • Kitchen/Breakfast Room • Dining Room  
Utility/Boot Room • Cloakroom  
Master Bedroom Suite • Three Further Double Bedrooms • Bedroom / Study  
Family Bathroom • Shower Room

Enclosed Lawned Gardens • Private Parking • Double Garage

### Description

Butts House is a deceptively well-proportioned family house set in the idyllic surroundings of Dartley Farm. The accommodation is generously proportioned, laid out over 3 floors and benefits from period features including stone mullioned windows and a stone fireplace.

There are extensive lawned gardens, with mature trees and hedging, together with a patio area and a large double garage.

### Situation & Amenities

(all distances approximate)

Cirencester 6 miles • Cheltenham 13 miles • Kemble Station 8 miles

Butts House is situated, near Duntisbourne Rouse, a sought-after Cotswold village, standing in the beautiful Duntisbourne Valley. The village benefits from a stunning 11<sup>th</sup> Century church and is surrounded by some very attractive countryside with great walks and excellent riding opportunities.

Cirencester has an excellent range of amenities with the larger centres of Cheltenham, Bath and Bristol all within commuting distance and providing an extensive range of shopping, leisure and cultural amenities. Sporting opportunities locally include a number of golf courses and many equestrian events including polo at Cirencester Park. A variety of private schools in the area include Beaudesert Park, Rendcomb and the Cheltenham Colleges.

Commuter access is provided via the A417/A419 to Cheltenham, Gloucester and the M5 (Junction 11a), together with Cirencester, Swindon and the M4 (Junction 15). Intercity rail services run from Swindon and Kemble Stations (55 mins and 80 mins respectively).





## Fixtures and Fittings

Available to let **Unfurnished**. Electric oven and hob, dishwasher and fridge. Space for freezer and plumbing for washing machine.

*(Please note any items shown in marketing material or during a viewing may be subject to change prior to a tenancy commencing).*

## Services

Mains water and electricity. LPG gas central heating. Septic tank drainage. Telephone and Broadband availability subject to individual packages and BT transfer regulations.

Cotswold District Council – Telephone 01285 623000

## Outgoings

The tenant(s) will be responsible for:

1. All outgoing and running costs during the tenancy, to include Council Tax.
2. The tenancy set up costs as outlined in our Application Form.

## Viewings

Strictly by appointment - Telephone 01993 822325.

## Directions GL7 7JH

From Cirencester travel on the A417 towards Gloucester and after approximately 3 ½ miles, take the left hand slip road signposted to Daglingworth, Bagendon and Perrott's Brook. At the roundabout, take the 4<sup>th</sup> exit signed posted Perrotts Brook and at the next roundabout take the 1<sup>st</sup> exit. Follow this road for approximately ½ mile and at the junction turn left onto Welsh Way. Proceed for a further 1 ½ miles and then turn right signed into Dartley Farm. Continue along the driveway and the property will then be found on the left hand side.



### Butler Sherborn LLP

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#### Disclaimer

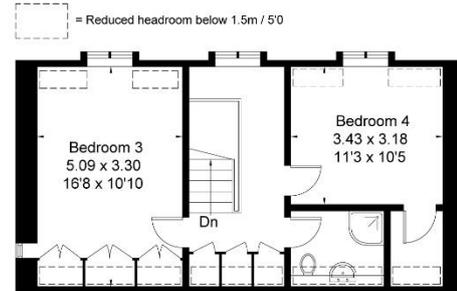
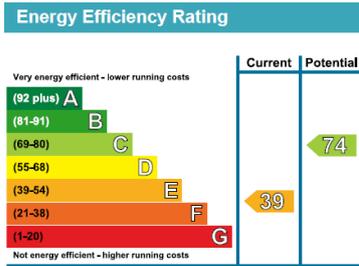
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# Butts House, Dartly Farm, Duntisbourne Rouse, Cirencester GL7 7JH

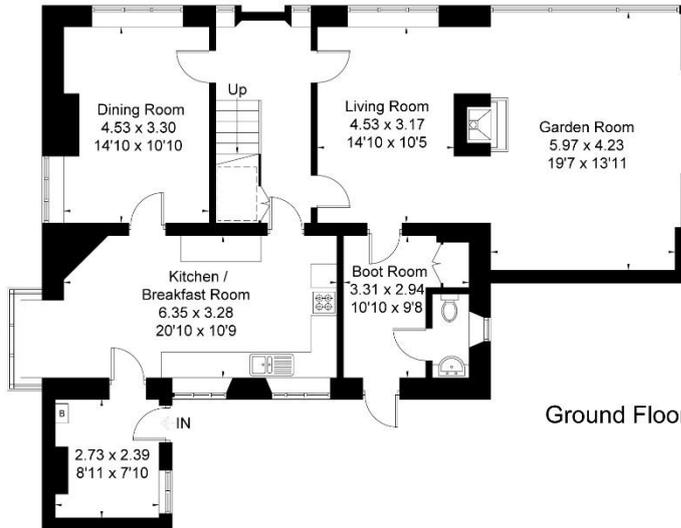
Gross Internal Area (approx) = 239.0 sq m / 2573 sq ft

For identification only. Not to scale.

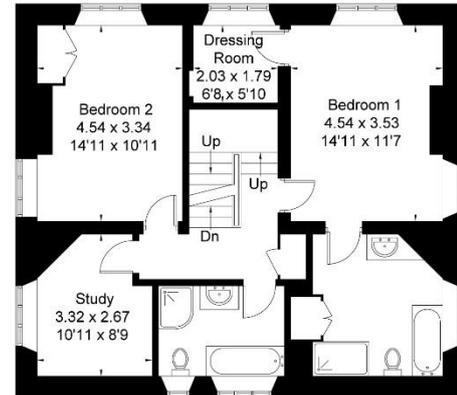
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Second Floor



Ground Floor



First Floor